

159.0

0001

0002.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

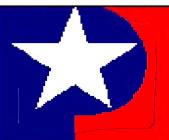
775,500 / 775,500

USE VALUE:

775,500 / 775,500

ASSESSED:

775,500 / 775,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		FLORENCE AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	LA ROCCA ANTHONY A/TRUSTEE
Owner 2:	CASA LA ROCCA REALTY TRUST
Owner 3:	

Street 1: 131 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,532 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1957 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5532		Sq. Ft.	Site		0	70.	1.06	7									410,172						410,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5532.000		360,200		5,100		410,200		775,500							

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6	Colonial			Full Bath: 1	Rating: Average																
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 3	Brick or Stone			A 3QBth: 1	Rating:																
Frame: 1	Wood			1/2 Bath: 1	Rating:																
Prime Wall: 1	Wood Shingle			A HBth: 1	Rating:																
Sec Wall: 1		%		OthrFix: 1	Rating:																
Roof Struct: 2	Hip			<b>OTHER FEATURES</b>																	
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good																
Color: BROWN				A Kits: 1	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																
Grade: C	Average			<b>CONDOS INFORMATION</b>																	
Year Blt: 1924	Eff Yr Blt:			Location: 1																	
Alt LUC:		Alt %:		Total Units: 1																	
Jurisdct: G6		Fact: .		Floor: 1																	
Const Mod:				% Own: 1																	
Lump Sum Adj:				Name: 1																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2	Plaster			Functional: 1		%		Interior:	1	7	3										
Sec Int Wall: 1		%		Economic: 1		%		Additions: 2003													
Partition: T	Typical			Special: 1		%		Kitchen: 1													
Prim Floors: 3	Hardwood			Override: 1		%		Baths: 1													
Sec Floors: 1		%		Total: 18.6		%		Plumbing: 1													
Bsmnt Flr: 12	Concrete			<b>CALC SUMMARY</b>				Electric: 1													
Subfloor: 1				Basic \$ / SQ: 125.00				Heating: 1													
Bsmnt Gar: 1				Size Adj: 1.18653548				General: 1													
Electric: 3	Typical			Const Adj: 0.99980003				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>									
Insulation: 2	Typical			Adj \$ / SQ: 148.287				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>			
Int vs Ext: S				Other Features: 86000									Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Heat Fuel: 2	Gas			Grade Factor: 1.00									FFL	First Floor	1,021	148,290	151,401				
Heat Type: 5	Steam			NBHD Inf: 1.00000000									BMT	Basement	936	44,490	41,639				
# Heat Sys: 1				NBHD Mod: 1									SFL	Second Floor	858	148,290	127,230				
% Heated: 100		% AC: 1		LUC Factor: 1.00									EFP	Enclos Porch	259	37,730	9,772				
Solar HW: NO		Central Vac: NO		Adj Total: 442520									UAT	Upper Attic	215	59,310	12,723				
% Com Wall		% Sprinkled: 1		Depreciation: 82309									WDK	Deck	198	11,050	2,188				
				Depreciated Total: 360211									FAD	Addition	78	148,290	11,566				
<b>MOBILE HOME</b>				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1									Net Sketched Area: 3,565	Total: 356,519					
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor: 1.00	Before Depr: 148.29										Size Ad	1957	Gross Are	4208	FinArea	1957	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	101			5,100		5,100				
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100															
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																					
																					